

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEB SITE OF THE SECURED CREDITOR.**

Property will be sold on ' **AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS** 'Basis

1	Name and address of the Borrower	<b>M/s GB Engineering Enterprises Pvt. Ltd., (Under Liquidation).</b> Represented by Liquidator Shri C S Satyadevi Alamuri ., Redg Office -D-99, Developed Plots Estate, Thuvakudi, Tiruchirapalli-620015
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641 037
	Description of the movable and immovable secured assets to be sold.	
	<b><u>SCHEDULE OF PROPERTIES</u></b>	
	<b><u>PROPERTY-1</u></b>	
	<b>Registered Sale Deed No. 146/1988 in the name of A R Regunathan Nair</b>	
	All that part and parcel of the land situated in Tiruchirappalli District, Tiruchirappalli Registration District, Tiruchirapalli Taluk, Thiruverumbur Sub Registration District, Thuvakudi Village, belonging to Shri. A. R. Regunathan in S.F.No.383, C-4 Bell Nagar an extent of 4150 Sq. ft. out of Acre 2.54 cent at the house sites within the following four boundaries:- South of : Navalpattu Road East of : Shanmugam's property North of : 25 feet wide Road and West of : Haridoss's property Within these four boundaries the house site measuring East to West 85 feet on the North and 81 feet on the North to South 81 feet on the South and North and North to South 46 feet on the West and 54 feet on the east together with residential building, usual pathway rights, easements and appurtenances. <b>Reserve Price: Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only )</b>	
3	<b><u>PROPERTY-2</u></b>	
	<b>Registered Sale Deed No.495/1988 in the name of T Achuthan</b>	
	All that part and parcel of the land situated in Tiruchirappalli District, Tiruchirappalli Registration District, Tiruchirapalli Taluk, Thiruverumbur Sub Registration District, Thuvakudi Village, the house site comprised in S.F.No.383, <b>C-14 Bell Nagar</b> out of Acre 2.54 Cents on the south at the centre belonging to Shri. T Achuthan within the following four boundaries:- East of : The house belongs to Ramalingam South of : The common pathway West of : The house belongs to V.S. Vaithianathan and North of : The house belongs to K.S. Gopalakrishnan Within these four boundaries the house site measuring East to West 43.5 feet on the North and 54 feet on the South and North and North to South 82.5 feet on the West and 86.5 feet on the East. Total an extent of 4119.5 Sq. ft. of land and terraced residential building thereon together with usual pathway rights, easements and appurtenances. <b>Reserve Price: Rs. 41,00,000/- (Rupees Forty One Lakhs Only )</b>	
	<b><u>PROPERTY-3</u></b>	
	<b><u>Item 1: Registered Sale Deed No. 713/1991 in the name of P. Kanagaraj</u></b>	
	All that part and parcel of the land situated in Tiruchirappalli District, Tiruchirappalli Registration District, Srirangam Sub Registration District, Tiruchirapalli Taluk, Srirangam Municipal Ward 1 Block No.45, Vellithirumutham Village, in T.S.No.1502, 1503, 1504/2, an extent of 5.0 Acres as per layout plan the <b>Plot No.29</b> within the following four boundaries:- South of : The layout road North of : The plots 27 and 28 West of : The land belongs to PWD and East of : The Plot No.30	

within these four boundaries the house site measuring East to West 42 feet on the North and 84 feet on the South and North 60 feet on the both sides.

Total Extent: 3780 Sq.ft of land

**Item 2: Registered Sale Deed No. 3966/1988 in the name of B.Pattabhiraman**

All that part and parcel of the land situated in Tiruchirappalli District, Tiruchirappalli Registration District, Srirangam Sub Registration District, Tiruchirappalli Taluk, Srirangam Municipal Ward 1 Block No.45, Vellithirumutham Village, in T.S.No.1502, 1503, 1504/2 , an extent of 5.0 Acres as per layout plan the **Plot No.27** within the following four boundaries:-

West of : The Plot No.28  
East of : The Plot No.26  
North of : East to West Road and  
South of : The Plot No.29

within these four boundaries the house site measuring East to West 35 feet on the South and 39 feet on the North and North to South 60 feet on the west and 65 feet on the east .

Total Extent: 2312 Sq.ft of land

**Item 3: Registered Sale Deed No. 3949/1988 in the name of B.Pattabhiraman**

All that part and parcel of the land situated in Tiruchirappalli District, Tiruchirappalli Registration District, Srirangam Sub Registration District, Tiruchirappalli Taluk, Srirangam Municipal Ward 1 Block No.45, Vellithirumutham Village, in T.S.No.1502, 1503, 1504/2 out an extent of 5 Acres as per layout plan the **Plot No.28** within the following four boundaries:-

West of : The shops in Mangammal Nagar and the tope belongs to PWD  
East of : The Plot No.27  
North of : East to West road and  
South of : The Plot No.20

within these four boundaries the house site measuring East to West 35 feet on the South and 49 feet on the North and North to South 65 feet on the west and 71 feet on the east.

Total Extent: 2500 Sq.ft

**Totally an extent of 8592 Sq. ft. of land under item no. 1 to 3 above along with residential building thereon together with usual pathway rights, easements and appurtenances.**

**Reserve Price: Rs.2,51,00,000/- (Rupees Two Crore Fifty One lakhs Only )**

**PROPERTY-4**

**Registered Sale Deed No. 1978/1974 in the name of B Balagopal**

All that part and parcel of the land and building situated in Tiruchirappalli District, Thiruverumbur Sub Registration District, Thuvakudi village in SF No.184/3B, out of Acre 1.95 cent of house site within the following four boundaries:-

South of : Vendor's Property and the Boiler Pipe Line  
North of : The Road  
West of : The property belongs to Arumugam and  
East of : The property belongs to M. Karunanithi

within these four boundaries the house site measuring East to West 40 feet on the South and 50 feet on the North and North to South 115 feet on the West and 100 feet on East area 4.50 cents together with usual pathway rights, easements and appurtenances thereon.

**Reserve Price: Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only)**

4	Details of the encumbrances known to the secured creditor.	-Nil-
5	The secured debt for recovery of which the property is to be sold	<b>Rs.30,61,39,825.60</b>

6	Deposit of earnest money	<b>Earnest Money Deposit: (10 % of Reserve Price)</b> For Property 1 - Rs. 3,60,000/- For Property 2 - Rs. 4,10,000/-	For Property 3 - Rs.25,10,000/- For Property 4 - Rs.2,20,000/-
7	Reserve price of the immovable secured assets:	<b>Reserve Price:</b> For Property 1 - Rs.36,00,000/- For Property 2 - Rs.41,00,000/-	For Property 3 - Rs.2,51,00,000/- For Property 4 - Rs.22,00,000/
	<b>Bank account</b> in which EMD to be remitted.  <b>Last Date and Time</b> within which EMD to be remitted: Rs	A/c No.: <b>33112183302</b> IFSC: <b>SBIN0030462</b> Bank : State Bank of India Address: NRI Branch, Avinashi Road, Coimbatore  Time : 5:00 pm Date :24.04.2019	
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75 % of the sale price is payable on or before the 15 <sup>th</sup> day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.	
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<b>26.04.2019 - Online</b> Property 1- 10:00 am to 10:30 am Property 2- 10:30 am to 11:00 am Property 3 -11:00 am to 11:30 am & Property 4 -11:30 am to 12:00 noon	
10	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above	M/s C1 India Pvt. Ltd., at the web portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> .	
11	(i) Bid increment amount: (ii) Auto extension: (limited / <b>unlimited</b> ) (iii) Bid currency & unit of measurement	For Properties 1, 2 & 4 - Rs.2,00,000/- ; For property 3 – Rs.10,00,000/-  unlimited  INR	
12	<b>Date and Time</b> during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.  Contact person with mobile number	Date: 22.04.2019 Time: 11:00 am to 4:30pm  Name :- S.Suresh Mobile No. 94453 95254 / 9442100960	
	<b>Other conditions :-</b> (a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word M/s C1 India Pvt. Ltd may be conveyed through e mail.		

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- (b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification(KYC) Viz ID card/Driving Licence/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India State Bank of India, Stressed Assets Management Branch, No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641 037 by hand on or before **24.04.2019** and 5:00 pm. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer. (sbi.16454@sbi.co.in)
- (c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Management Branch to participate in online e-Auction on the portal <https://www.bankeauctions.com>. M/s C1 India Pvt Ltd who will provide User ID and Password after due verification of PAN of the Eligible Bidders
- (d) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.
- (e) During e-Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
- (f) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
- (g) The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.
- (h) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
- (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (j) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
- (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
- (m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- (n) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- (o) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
- (p) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- (q) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
- (r) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.
- (s) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained.

Date: 03.04.2019  
Place: Coimbatore

( S SURESH)  
CHIEF MANAGER & AUTHORISED OFFICER